



TOWN OF TEWKSBURY LOCAL HOUSING PARTNERSHIP

Meeting Minutes September 11, 2013

The meeting was called to order at 7:00 p.m. by Steve Deackoff, Chairman. Present were Greg Peters, Ron Roy, and Laura Caplan. Also in attendance was Steve Sadwick, Director of Community Development. Ray White, Jay Axson, Nancy Reed, Planning Board Representative, and Scott Wilson, Board of Selectmen Representative, were not in attendance.

Mr. Deackoff suggested tabling the approval of meeting minutes as well as items 1, 2, and 3 of the agenda to address Common Ground Housing first.

MOTION: Mr. Deackoff made the motion to table the approval of the meeting minutes as well as items 1, 2, and 3 of the agenda; seconded by Mr. Roy and the motion carried 4-0.

1) Common Ground Housing

Present was Steve Soncas and Bill Lipshitz of Common Ground. Mr. Soncas explained that Common Ground is a nonprofit housing development subsidiary of Community Team Work (CTI). There are approximately 100 units in their portfolio between the two entities and their mission is to help communities implement their visions of affordable housing. Mr. Soncas met with Mr. Sadwick and the Town Manager, Richard Montuori, a few months ago regarding vacant parcels located along Route 38. At that time, the Funland site was mentioned as a priority. The group recently met again regarding the Motel Caswell site that has been put up for sale. The site was reviewed to see what could be done and are there are some potential complications with the Pike House and Ira Toyota. Mr. Sadwick noted that only the motel property is for sale; this does not include the home next door. The site is 4 acres and the asking price is \$2.5 million. Discussion took place on the relocation of the Pike House and the possibilities of moving it to this site. Mr. Peters suggested the site across from Walmart as another possible location. Mr. Soncas explained that they have made some assumptions and have discussed the possibility of a half retail/half housing use. Mr. Lipshitz reviewed some of the assumptions and noted that he can provide this information to the members if they wish.

Discussion took place on the Wamesit Place. Mr. Sadwick explained that the owner of Wamesit Place has said that he has had problems getting tenants due to the layout of the parking lot. Many love how close it is to Route 38, but have issues with the parking lot.

Mr. Deackoff noted that the LHP would be looking towards 100 percent on the SHI. The Affordable Housing Trust Fund (AHTF) would be used to purchase the land; the town would retain ownership of the land and partner with an entity to construct affordable housing. Mr. Soncas explained that their goal is to satisfy the needs of the community.

Mr. Sadwick asked what the next step would be. Mr. Soncas explained that the next step would be to meet with the property owner to see if an agreement could be reached for the sale of the property prior to doing any predevelopment activity. Discussion took place on the amount of units that could potentially be housed at the Motel Caswell location and whether a retail component would be desirable. Mr. Soncas' assumption is approximately sixty units.

Discussion took place on the existing businesses and the condition of the section of Route 38 from Route 495 to the Motel Caswell. Mr. Sadwick noted that Mr. Montuori recently sent a letter to the Secretary of Transportation and has met with a representative from DOT regarding the condition of Route 38.

Discussion took place on whether this is something the LHP would like to pursue and it was the consensus of the Committee to continue on to the next step.

MOTION: Mr. Peters made the motion to continue the process for the Motel Caswell and adjacent properties; seconded by Mr. Roy and the motion carried 4-0.

MOTION: Mr. Peters made the motion to remove the approval of meeting minutes and agenda items 1, 2, and 3 from the table; seconded by Mr. Roy and the motion carried 4-0.

Approval of Meeting Minutes – May 28, 2013 and June 12, 2013

Mr. Peters noted a grammatical error in both the May 28, 2013 and June 12, 2013 meeting minutes.

MOTION: Mr. Peters made the motion to approve the May 28, 2013 meeting minutes as amended; seconded by Mr. Roy and the motion carried 4-0.

MOTION: Mr. Peters made the motion to approve the June 12, 2013 meeting minutes as amended; seconded by Mr. Roy and the motion carried 4-0.

1) Shawsheen Place Update

Mr. Sadwick explained that Shawsheen Place has been sold and he is in the process of arranging a meeting with the new owners and their attorneys to address the affordability issue. The matter was before the Zoning Board of Appeals for a modification to the Comprehensive Permit and was in continuance mode as the attorneys were working to

resolve the matter. During this time, the property was sold without prior knowledge of the Town.

Ms. Maniscalco noted that an issue has arisen with some of the Section 8 tenants in that the new owners are refusing to sign the year renewal. Mr. Sadwick noted that he hopes this will get addressed at the meeting.

2) Habitat for Humanity Update

Mr. Sadwick noted that the RFP for the parcel on State Street is expected to go out next week.

3) Villas at Meadow View

Mr. Sadwick explained that this project is the one currently being constructed next to the housing authority on Livingston Street. The \$500,000 the town was putting in has been paid to Elder Services.

Ms. Maniscalco provided the members with a copy of a document regarding the electrical upgrade issues associated with this project and explained that in the beginning of the project, National Grid said they could bring in the power and also upgrade the service at other locations at no cost and now it appears there will be a charge involved due to National Grid's new deregulations. Ms. Maniscalco reviewed some of the cost breakdowns: Saunders Circle \$33,000, Delaney Drive \$13,000, etc. The current power supply is very old, has exceeded its life span and is not conduit. The hope is that the AHTF could be utilized to address this issue. The total amount is approximately \$55,000.

Mr. Sadwick noted that this is a critical service needed by all of the affordable units and is not an add on from the contractor. National Grid has said this is what needs to be done.

MOTION: Mr. Peters made the motion to make a recommendation to the Board of Selectmen to expend \$55,951 from the AHTF for the purpose of upgrading the electrical services at the affordable housing on Livingston Street; seconded by Mr. Roy and the motion carried 4-0.

4) Maple Court Update

Mr. Sadwick explained that the Building Commissioner has been spoken with the developer a couple of times and the developer has promised the plans would be submitted and the lot would be cleaned up and this has not yet occurred. The town continues to work to resolve this matter.

New Business

Mr. Peters noted that Aubuchon Hardware recently bought Tewksbury Hardware and they are moving into the old Home Goods location at the Oakdale Plaza.

Old Business

There was no old business.

Adjournment

MOTION: Mr. Deackoff made the motion to adjourn; seconded by Mr. Roy and the motion carried 4-0.

Respectfully submitted,

Approved: 12/11/13

NO Documents provided to Committee Members.